



NEW ORLEANS
REDEVELOPMENT
AUTHORITY

NEIGHBORHOOD
STABILIZATION
PROGRAM PHASE TWO
REPORT

JULY

2013

MESSAGE FROM THE EXECUTIVE DIRECTOR

The New Orleans Redevelopment Authority (NORA) is pleased to present the 2013 Neighborhood Stabilization Program (NSP2) report. This report features the outstanding work NORA and its consortium members accomplished with the \$29.7 million awarded to NORA in 2010 as part of the American Recovery and Reinvestment Act.

Our mission-driven and talented staff is committed to rebuilding the city of New Orleans and our success wouldn't have been possible without the support, hard work and commitment

of our 16 consortium members and support from Enterprise Community Partners. Together, we worked diligently to implement the NSP2 program and deliver these resources to the neighborhoods and families of New Orleans.

This program has contributed greatly to the revitalization and redevelopment of New Orleans. It is my hope that this report will reflect the hard work of NORA and its partners, as well as illustrate the great impact of the NSP2 program on the New Orleans community.

Sincerely,



Jeffrey P. Hebert
Executive Director



The Neighborhood Stabilization Program (NSP2) is a federal program administered by the department of Housing and Urban Development (HUD). NORA and the New Orleans consortium, comprised of 12 non-profit organizations and three for profit organizations, was one of 56 communities to receive NSP2 funding of over 500 applicants.

The \$29.7 million NSP2 grant has served as a catalyst for much of the city's redevelopment efforts and will enable the new construction and/or renovation of 435 affordable homes for low to moderate income New Orleans families. NORA currently has NSP2 projects under development in 18 communities across the city of New Orleans.

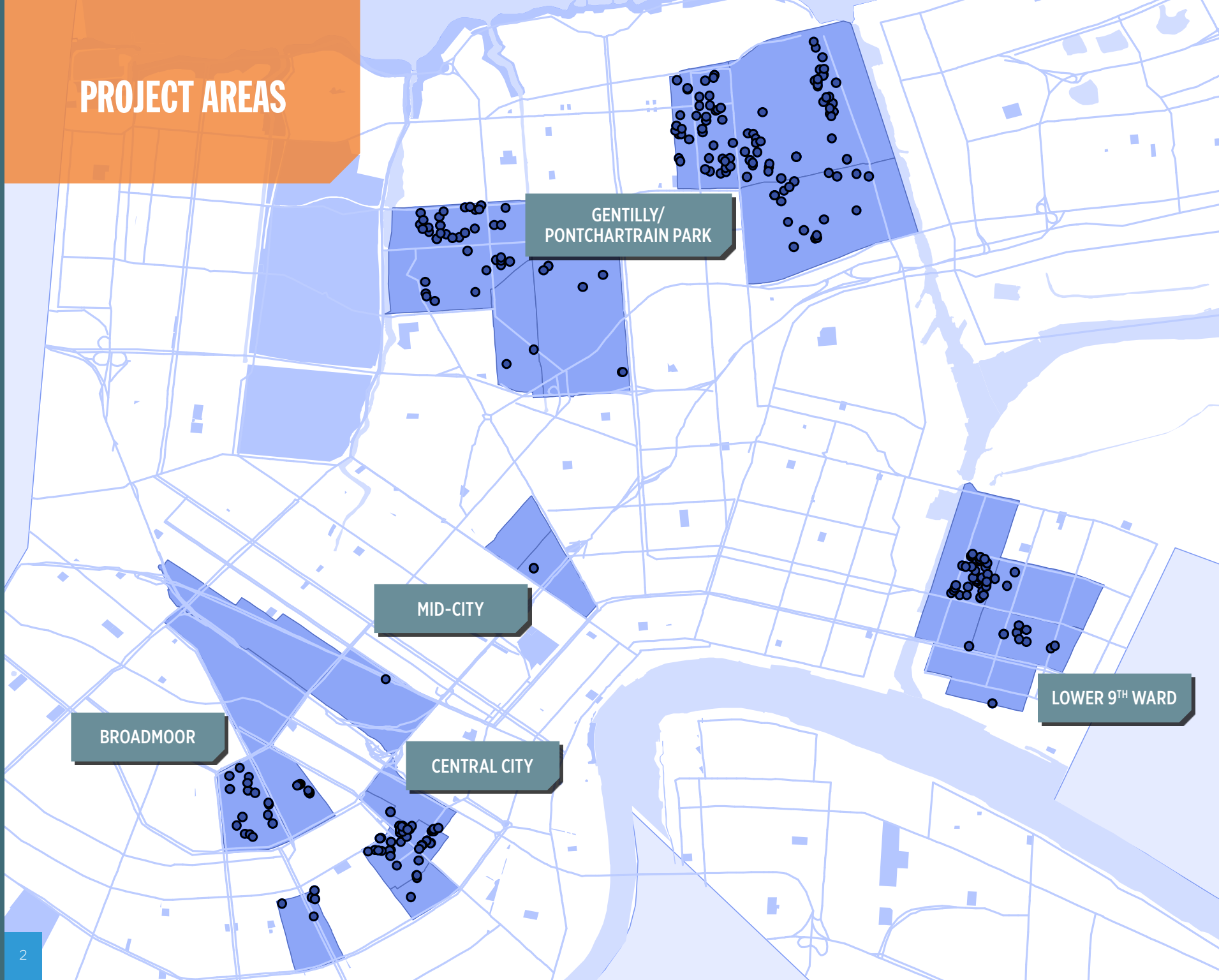
To accomplish much of this work, NORA developed a consortium that includes

the following developers: Broadmoor Development Corporation, Gulf Coast Housing Partnership, Harmony Neighborhood Development, Jericho Road, Lower Ninth Ward Neighborhood Empowerment Network Association, Make It Right, New Community Partners, Pontchartrain Park Community Development Corporation, Project Home Again, Project Homecoming, Rebuilding Together New Orleans, Redmellon, St. Bernard Project, UNITY of Greater New Orleans and VOB Development. The consortium also includes a green building consultant, Green Coast Enterprises.

Thanks to the hard work of NORA and our partners, over 300 homes have been completed to date making new homes and the American dream of home ownership a reality for countless local families.



PROJECT AREAS

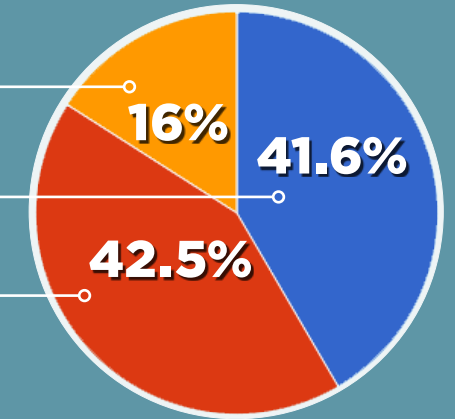


NSP2 PROJECTED OUTCOMES

LANDBANK, DEMOLITION & SALVAGE
72 UNITS

HOMEOWNERSHIP UNITS
236 UNITS

RENTAL UNITS
243 UNITS



Investments in supportive and senior housing developments were made in 174 units in the rental category.

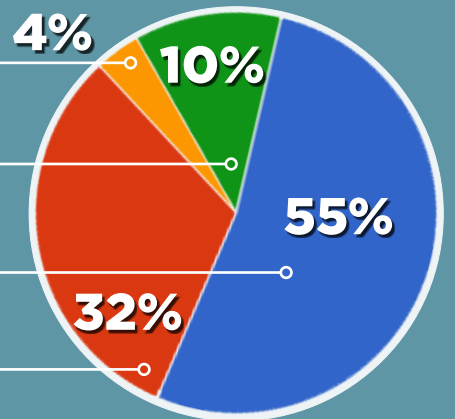
EXPENDITURES TO DATE

LANDBANK, DEMOLITION & SALVAGE
\$1,123,236

ADMINISTRATIVE
\$3,127,589

HOMEOWNERSHIP UNITS
\$17,093,077

RENTAL UNITS
\$9,868,894



Investments in supportive and senior housing developments comprised \$5,063,496 of the rental category.

NSP2 CONSORTIUM MEMBERS & PARTNERS

UNITY OF GREATER NEW ORLEANS



2475 Canal St #300
New Orleans, LA 70119
(504) 821-4496
<http://unitygno.org/>

ORGANIZATION OVERVIEW

UNITY of Greater New Orleans is a nonprofit organization leading a collaborative of over 60 agencies providing housing and services to the homeless. Our mission is to coordinate community partnerships to prevent, reduce, and end homelessness. UNITY is designated by the Department of Housing and Urban Development to lead community-wide strategies to end homelessness in New Orleans and Jefferson Parish and raises funds for 48 of its member agencies to provide an array of housing and services for the homeless. In addition to the provision of housing and services by the collaborative, UNITY conducts homeless outreach on the streets and in abandoned buildings, rehabs apartment buildings into homes for those who are homeless or low-income, helps the public locate affordable housing, and advocates for public policy to prevent and reduce homelessness.

UNITY of Greater New Orleans was founded in 1992 following an intensive six-month strategic planning process that brought together for the first time New Orleans area homeless service providers, the public sector, the business community, and homeless persons. One of the oldest and most successful collaborative organizations in New Orleans, UNITY is the recipient of the national John J. Gunther Award for Organizational Excellence from the U.S. Department of Housing and Urban Development. Most recently, UNITY was selected from 9,000 organizations nationwide to receive the 2010 NonProfit Sector Achievement Award by the National Alliance to End Homelessness.



PROJECT

MID-CITY MULTI-FAMILY RESIDENTIAL

BUDGET

TOTAL: \$16.8 Million
NSP2 FUNDING: \$500,000

DEVELOPMENT TEAM

DEVELOPER: Historic Restoration, Inc
CO-DEVELOPERS: Community Solutions, UNITY
ARCHITECT: HCI Architecture, Inc. APC
GENERAL CONTRACTOR: Woodward Design+Build

PROJECT SCHEDULE

CONSTRUCTION START DATE: December 2010
COMPLETION DATE: April 2012

DEVELOPMENT TYPE

Permanent Supportive Housing Rental Units

BEFORE



AFTER



PROJECT SUMMARY

The project was named the Rosa F. Keller Building (RFK) in dedication to Rosa F. Keller (1911 to 1998), a community activist, who was a leader in the fight against racial segregation and stood up for social justice in many other spheres. She embodies the social inclusion goal of this building to ensure that all people, including the most vulnerable, have the opportunity to live the fullest possible lives.

UNITY is maintaining sole ownership of the property and manages the building in coordination with the professional management company, HRI Management, Inc. The four story apartment building encompasses 60 units with affordable rents based upon tenants with incomes at or below 50% of the Area Median Income. Of those 60 units; 30 are set-aside as Permanent Supportive Housing units for formerly homeless tenants with one or more disabilities and who receive rental subsidies and support services through the State Shelter Plus Care Program.



PROJECT

Central City Multi-Family Residential

BUDGET

TOTAL: \$10.8 Million
NSP2 FUNDING: \$2.4 Million

DEVELOPMENT TEAM

DEVELOPER: Historic Restoration, Inc,
ARCHITECT: HCI Architecture, Inc. APC
GENERAL CONTRACTOR: Woodward Design + Build

PROJECT SCHEDULE

CONSTRUCTION START DATE: September 2012
COMPLETION DATE: September 2013

DEVELOPMENT TYPE

Permanent Supportive Housing Rental

PROJECT SUMMARY

Demolition on the interior of 2101 Louisiana Avenue was completed in June 2012. Once renovated, the five story apartment building will encompass 42 units with affordable rents for tenants with incomes at or below 50% of the AMI. Of the 42 units, 21 are set-aside as permanant supportive housing units for the formerly homeless being assisted with rental subsidies and support services through the State Shelter Plus Care Program.





GULF COAST HOUSING PARTNERSHIP (GCHP)



1610A Oretha C Haley Blvd | New Orleans, LA 70113 | (504) 525-2505 | <http://www.gchp.net/work/>

ORGANIZATION OVERVIEW

GCHP is a nonprofit real estate developer established after Hurricane Katrina to build quality affordable housing in and around the Gulf Coast area. It is the mission of the Gulf Coast Housing Partnership (GCHP) to revitalize communities through transformative development. Working in partnership with public, nonprofit, and private entities, GCHP creates vibrant, high quality communities which are socially and economically integrated, affordable and sustainable.

PROJECT

Central City Multi-Family Residential

BUDGET

TOTAL: \$7.5 Million
NSP2 FUNDING: \$483,498

DEVELOPMENT TEAM

DEVELOPER: GCHP
ARCHITECT: CCWIV Architecture, LLC
GENERAL CONTRACTOR: CCWIV Architecture, LLCL

PROJECT SCHEDULE

CONSTRUCTION START DATE: July 2011
COMPLETION DATE: October 2012

DEVELOPMENT TYPE

Permanent Supportive Housing Rental





PROJECT SUMMARY

The McCaleb Residences, completed in October 2012, is a new-construction, 48,535 sq ft multifamily rental housing initiative in the Central City neighborhood of New Orleans. The development consists of 43 one-bedroom units, all affordable to households earning 50% of the area median income or less. Twenty one of the units are designated as permanent supportive housing for the homeless. The McCaleb development includes ground floor multi-function space, private offices for counseling and support services, a computer room, media room and a community kitchen.

GCHP partnered with the Dr. M. W. McCaleb Fund to develop the project. Established in 1988 by the Progressive Baptist Church, the Dr. M. W. McCaleb Fund was created to respond to the social needs of New Orleans' Central City community. With a vision to create supportive affordable workforce housing, they assembled lots adjacent to the Church and engaged GCHP to provide the real estate development expertise and services required to bring their vision to fruition.

PROJECT

Central City Multi-Family Residential

BUDGET

TOTAL: \$13.9 Million (residential only)
NSP2 FUNDING: \$1.7 Million

DEVELOPMENT
TEAM

DEVELOPER: GCHP
ARCHITECT: CCWIV Architecture, LLC
GENERAL CONTRACTOR: G&MM/White-Spunner NOLA JV, LLC

PROJECT
SCHEDULE

CONSTRUCTION START DATE: April 2011
COMPLETION DATE: September 2012

DEVELOPMENT
TYPE

Senior Rental Housing

PROJECT
SUMMARY

The Harrell Building is a mixed-use 84,000 sq ft building in the Central City neighborhood of New Orleans, Louisiana.

The commercial component includes a four-story, 20,163 sq ft commercial building fronting on the 1400 block of Oretha Castle Haley Boulevard. The anchor tenant is the New Orleans Redevelopment Authority, the city’s lead redevelopment agency which leases all upper floors with entrance and elevator access on the ground floor. The remainder of the ground floor space is available for lease to other commercial tenants. The commercial transaction is financed through New Markets Tax Credits and permanent debt.

The multifamily component houses the NSP2 portion of the project with 64,000 sq ft of 70 mixed-income apartments (30 one-bedrooms and 40 two-bedrooms) for seniors aged 55 and older. Of the 70 units, 49 (70%) will be affordable at 60% Area Median Income or below.





BROADMOOR DEVELOPMENT CORPORATION (BDC)

3900 General Taylor Avenue | New Orleans, LA 70125
504.309.2571 | <http://broadmoorcorp.com/>

ORGANIZATION OVERVIEW

In July of 2006, the Broadmoor Improvement Association created the Broadmoor Development Corporation (BDC) in response to a growing demand for housing advocacy in the wake of Hurricane Katrina. The BDC is a non-profit community development corporation whose mission is to enhance the economic well-being of the neighborhood.

Between 2006 and 2010, Broadmoor cast a wide net to bring as many residents back as quickly as possible. This strategy focused on providing assistance for residents to rebuild their homes, as well as making the neighborhood a welcoming and safe place to return or relocate to.

In 2010, the BDC recognized the need for a recalibrated strategy to assist the 15 percent of neighborhood properties which remained unrecovered. The current development strat-

egy, which incorporates best practices recognized by the Brookings Institute, Harvard Kennedy School, and the Greater New Orleans Neighborhood Data Center (GNONDC), uses a combination of interventions and resources in selected zones targeted for development. Examples of these interventions include renovations of occupied and vacant houses, construction of infill housing, advocacy for demolition of unsalvageable houses, and greening and maintenance of vacant lots.

The zones are chosen through a spatial analysis that considers location, physical conditions and proximity to community assets. The goal of BDC's current programmatic initiatives is to create a healthy, diverse, and sustainable neighborhood by minimizing blight, building homeowner assets and promoting private investment.



PROJECT

Broadmoor Single-Family Residential

BUDGET

TOTAL: \$5.9 Million

NSP2 FUNDING: \$1.7 Million

DEVELOPMENT
TEAM

DEVELOPER: Broadmoor Development Corporation

ARCHITECTS: Wayne Troyer and Carl Westerman

GENERAL CONTRACTORS: Perez, Paramount and Landis

PROJECT
SCHEDULE

CONSTRUCTION START DATE: January 2011

PROJECTED COMPLETION DATE: January 2014

DEVELOPMENT
TYPE

Scattered Site Rehabilitation and New Construction



PROJECT SUMMARY

BDC targets specific properties identified by a strategic Neighborhood Investment Model that identifies need and available funding, calculates the potential of any given project to improve surrounding market values, and flags areas where vacant, deteriorating properties adjoin safe, occupied homes.

With NSP2 funds the BDC will redevelop 29 homes that aim to provide long-term benefits—especially for low-income, elderly and disabled residents—by reducing short-term needs for capital improvements, reducing energy costs, improving quality of life through better air quality, and incorporating storm/flood resilient engineering. Construction and renovation standards were developed to meet and exceed the US Department of Energy’s Builder’s Challenge and Enterprise Green Communities criteria. This approach addresses a well documented need for affordable elderly housing, allowing elderly residents to age in place (See GNOCDC’s 2011 Report “Drivers of Housing Demand”).



JERICHO ROAD EPISCOPAL HOUSING INITIATIVE



1623 7th St | New Orleans, LA 70115 | (504) 895-6763 | <http://www.jerichohousing.org/>

ORGANIZATION OVERVIEW

Jericho Road Episcopal Housing Initiative of New Orleans is a neighborhood-based nonprofit homebuilder that provides families with healthy and energy-efficient affordable housing opportunities. We partner with neighborhood residents, organizations and businesses to create and maintain a stable and thriving community.

PROJECT	Central City Single-Family Residential
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BUDGET	TOTAL:	\$1.4 Million
	NSP2 FUNDING:	\$392,550

DEVELOPMENT TEAM	DEVELOPER:	Jericho Road Episcopal Housing Initiative
	ARCHITECT:	Kimberly Finney Architect, LLC
	GENERAL CONTRACTORS:	McMath Construction, Colmex Construction

PROJECT SCHEDULE

START DATE:	July 2011
COMPLETION DATE:	March 2013

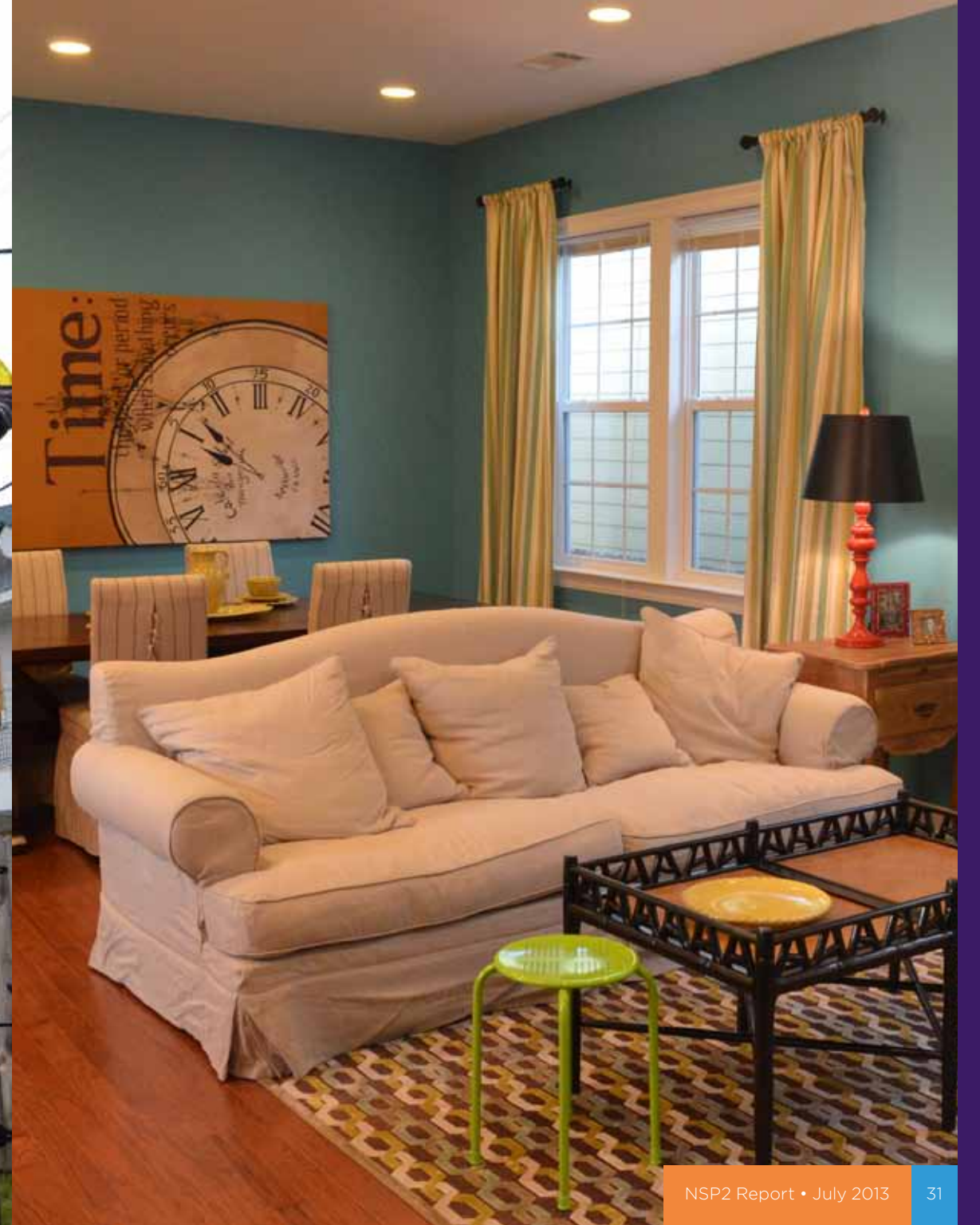
DEVELOPMENT TYPE

Scattered Site New Construction

PROJECT SUMMARY

Through the use of NSP2 funds, Jericho Road Episcopal Housing Initiative has built five single-family affordable homeownership units in Central City over the past 17 months. These homes are located in the Saratoga Square subdivision (originally conceptualized by Jericho Road) in the hub of the O.C. Haley renaissance.

Saratoga Square constitutes one square block and a facing street with the homes built contiguous to one another creating a definite neighborhood feel. Each home has been constructed with three major principles in mind: energy efficiency, universal design concepts and architectural integrity to the New Orleans style shotgun home. The idea behind these tenants is to set new homeowners up for success – allowing them the opportunity to age in place, maintain low monthly utility bills, live in a healthy environment and enjoy the aesthetic that New Orleanians have become accustomed to in the way of architectural features.



MAKE IT RIGHT



912 Magazine St | New Orleans, LA 70130
(504) 620-3200 | <http://makeitright.org/>

ORGANIZATION OVERVIEW

The Make It Right Foundation is an independent 501(c)(3) nonprofit organization with a mission to build healthy homes for communities in need. In New Orleans we aim to be a catalyst for redevelopment of the Lower Ninth Ward by building a neighborhood comprised of safe and healthy homes that are inspired by Cradle to Cradle thinking, with an emphasis on high-quality design, while preserving the spirit of the community’s culture.

PROJECT

Lower Ninth Ward Single-Family Residential

BUDGET

TOTAL: \$12 Million
NSP2 FUNDING: \$3.1 Million

DEVELOPMENT TEAM

DEVELOPER: Make It Right
EXECUTIVE ARCHITECT: John C. Williams Architects, LLC.
GENERAL CONTRACTORS: TKO Maintenance and Construction, Inc., CRM Builders, LLC., C & G Construction of Louisiana, Inc.

PROJECT SCHEDULE

CONSTRUCTION START DATE: January 2011
COMPLETION DATE: March 2014

DEVELOPMENT TYPE

Scattered Site New Construction





PROJECT SUMMARY

Founded by Brad Pitt, Make It Right is helping rebuild New Orleans' Lower 9th Ward in the wake of Hurricane Katrina. Our goal is to bring 150 families home to affordable, green and storm-resistant houses. To date, 90 homes are finished and all have earned or are expected to earn LEED Platinum, the highest level of certification offered by the U.S. Green Building Council. Twenty-one of the top local, national and global architecture firms contributed innovative designs that homeowners can choose from along with many of the homes features, including floor coverings, cabinetry and countertop selections, as well as paint colors.

With the help of NSP2 funds, Make It Right will be able to build 48 single family homes, contributing to nearly 300 people already living in Make It Right homes in a neighborhood that was desolate just a few years ago. Along with providing houses, we have built an eco-friendly, solar-powered playground and an outdoor community gathering space. We are currently working with resident leaders to establish a Neighborhood Association and will continue to explore ways to attract other needed services and amenities to ensure the long-term sustainability of the community.

Make It Right also significantly invests in hiring and training local businesses and tradespeople. Our cutting-edge work in sustainable design and construction has helped train a local workforce in green-collar jobs and helped position New Orleans and Louisiana as a leader in the green economy.

NEW COMMUNITY PARTNERS



1101 30th Street, NW, 4th Floor | Washington, DC 20007
202-255-8964 | <http://www.newcommunitypartners.com/>

ORGANIZATION OVERVIEW

NCP works across the United States partnering with local governments to redevelop urban communities. NCP’s approach is to rejuvenate communities by providing quality affordable housing that is beautiful, environmentally sustainable and energy-efficient. Part of NCP’s success has been its view that projects like the rebuilding of Gentilly Woods have broader goals than simply building houses. Any home building effort should: produce high quality, marketable, and energy-efficient homes; make those homes affordable to low and moderate-income working families; create jobs and training opportunities for people in the community; enhance property values over time; and stimulate additional private development.

PROJECT

Gentilly Woods Single-Family Residential

BUDGET

TOTAL: \$1 Million
NSP2 FUNDING: \$750,000

DEVELOPMENT TEAM

DEVELOPER: New Community Homes, LLC.
ARCHITECT: Terrell Fabacher Architects
GENERAL CONTRACTOR: InSight Builders

PROJECT SCHEDULE

CONSTRUCTION START DATE: February 2012
COMPLETION DATE: August 2013

DEVELOPMENT TYPE

Scattered Site New Construction

PROJECT SUMMARY

NCP constructed five single-family homes in the Gentilly Woods neighborhood. These homes are for sale to households below 120% of the area median income, and the City of New Orleans Soft Second program can be utilized by eligible buyers.



PROJECT HOME AGAIN



5506 Wickfield Dr | New Orleans, LA 70122
(504) 529-3522 | <http://www.projecthomeagain.net/>

ORGANIZATION OVERVIEW

Project Home Again (PHA) is a nonprofit housing and community development organization working in the neighborhoods of northern Gentilly. Formed in the wake of Hurricane Katrina, PHA has developed over 130 single-family homes for low and moderate income families, performed energy-saving retrofits on 16 homes, built a model garden on a blighted lot, planted over 200 trees, and worked with our fellow nonprofits to map all of the blighted lots in the St. Anthony and Seabrook neighborhoods.

PROJECT

Gentilly Single-Family Residential

BUDGET

TOTAL: \$10.5 Million
NSP2 FUNDING: \$3.31 Million

DEVELOPMENT TEAM

DEVELOPER: Project Home Again
ARCHITECT: Sustainable Architecture, LLC.
GENERAL CONTRACTOR: TK TMJ/C+G Construction

PROJECT SCHEDULE

CONSTRUCTION START DATE: January 2012
COMPLETION DATE: June 2013

DEVELOPMENT TYPE

Scattered Site New Construction

PROJECT SUMMARY

PHA's NSP2 efforts are aimed at stabilizing the neighborhoods of northern Gentilly by reducing blight and bringing high-quality housing development and landscaping that may eventually spur unsubsidized development in these same neighborhoods. PHA strategically chooses sites that are near public transportation, parks, schools and/or other development clusters and builds homes that will appeal to, and can be operated affordably by, moderate income homebuyers.



ST. BERNARD PROJECT



8324 Parc Pl | Chalmette, LA 70043
(504) 277-6831 | <http://www.stbernardproject.org/>

ORGANIZATION OVERVIEW

St. Bernard Project (SBP) was founded in 2006 by Zack Rosenburg and Liz McCartney with the mission of rebuilding homes, rebuilding lives. Today SBP staff and volunteers have built/rebuilt more than 480 homes in Orleans and St. Bernard Parishes. SBP employs more than 20 returned war veterans and operates Rebuild Joplin, a recovery organization coordinating the rebuilding efforts in Joplin, Missouri. SBP is now working to develop Disaster Recovery Lab, an in-house best-practices-based training center to help communities prepare for and recover from natural disasters, with current emphasis on recovery efforts related to Super Storm Sandy.

PROJECTS

Gentilly Single-Family Residential

BUDGET

TOTAL: \$1.9 Million
NSP2 FUNDING: \$790,000

DEVELOPMENT TEAM

DEVELOPER: St. Bernard Project
ARCHITECT: Kim Finney, AIA
GENERAL CONTRACTOR: St. Bernard Project

PROJECT SCHEDULE

CONSTRUCTION START DATE: November 2011
COMPLETION DATE: April 2013

DEVELOPMENT TYPE

Scattered Site New Construction and Rehabilitation



PROJECT SUMMARY

The St. Bernard Project (SBP) completed all 12 NSP2 houses. Of these former Road Home properties, nine were rehabs and three were new builds.

St. Bernard Project has experienced a high volume of interest not only from potential buyers but from neighbors alike. Several of SBP's NSP2 houses are clustered in a small, safe and beautiful neighborhood in Gentilly called Oak Park. By attending neighborhood association meetings, cleaning vacant lots in the area and rebuilding the neighborhoods blighted properties, SBP has created a positive relationship within this community.





REDMELLON RESTORATION & DEVELOPMENT

2100 Oretha C. Haley Blvd. | New Orleans, LA 70113
504 866 2798 | <http://www.redmellon.com/>

ORGANIZATION OVERVIEW

Redmellon is a triple bottom line development company with the mission of eliminating blight and encouraging sustainable, walkable neighborhoods. In a city with 60,000 vacant and blighted units of housing, Redmellon believes that the key to New Orleans’s redevelopment is the rehabilitation of its existing single-family and two-family homes.

Redmellon has experience utilizing various funding sources, including federal grants, LIHTCs, historical rehabilitation tax credits, and Louisiana Housing Trust Funds. This history of successfully utilizing public funds has resulted in the formation of strong relationships with many of the relevant entities throughout the state of Louisiana and city of New Orleans, including the Louisiana Housing Corporation (formerly the Louisiana Housing Finance Agency), the State Historic Preservation Office, New Orleans Redevelopment Authority, and HANO.

PROJECT Central City Single-Family Residential

BUDGET **TOTAL:** \$8 Million
NSP2 FUNDING: \$1.5 Million

DEVELOPMENT TEAM **DEVELOPER:** Redmellon
ARCHITECT: Kronberg Wall Architects
GENERAL CONTRACTOR: JW Drennan, LLC

PROJECT SCHEDULE **CONSTRUCTION START DATE:** January 5, 2011
COMPLETION DATE: April 17, 2012

DEVELOPMENT TYPE Scattered Site Historic Rehabilitation

PROJECT SUMMARY RENEWAL HOMES II

Renewal Homes II was completed in early 2012. The project consists of 32 units of housing reserved for families at 60% of Area Median Income or below. The project consists of 16 buildings primarily located on two adjacent Central City locations. All of the units in Renewal Homes II meet the Enterprise Green Communities standards for sustainably built housing and all of the units will feature solar photovoltaic panels and net metering. As a result tenants pay approximately 1/3 of what they might ordinarily pay for utilities.

PROJECT Central City Single-Family Residential

BUDGET **TOTAL:** \$4.1 Million
NSP2 FUNDING: \$385,000

DEVELOPMENT TEAM **DEVELOPER:** Redmellon
ARCHITECT: Kronberg Wall Architects
GENERAL CONTRACTOR: JW Drennan, LLC

PROJECT
SCHEDULE

CONSTRUCTION START DATE: March 11, 2011
COMPLETION DATE: November 28, 2011

DEVELOPMENT
TYPE

Scattered Site Historic Rehabilitation

PROJECT SUMMARY

RENEWAL HOMES III

Renewal Homes III was completed in late 2011. This LIHTC project consisted of 15 units of affordable housing, mainly in the Seventh District of Orleans Parish. The project featured a mix of historic rehabilitations and new construction of single-family and two-family homes. All of the units in Renewal Homes III meet the Enterprise Green Communities standards for sustainably built housing and all of the units will feature solar photovoltaic panels and net metering. As a result tenants pay approximately 1/3 of what they might ordinarily pay for utilities.

PROJECT

Central City Multi-Family Rental

BUDGET

TOTAL: \$1 Million
NSP2 FUNDING: \$409,000

DEVELOPMENT
TEAM

DEVELOPER: Redmellon
ARCHITECT: Kronberg Wall Architects
GENERAL CONTRACTOR: JW Drennan, LLC

PROJECT
SCHEDULE

CONSTRUCTION START DATE: January 19, 2012
COMPLETION DATE: September 30, 2012

DEVELOPMENT
TYPE

Mixed-Use Historic Rehabilitation

PROJECT SUMMARY

2100 ORETHA CASTLE HALEY

In late 2012, Redmellon completed the development of a mixed-use project at 2100 Oretha Castle Haley Blvd. A severely blighted property was rehabilitated using historic tax credits and NSP2 funding into four units of affordable housing and two commercial spaces. One of the commercial spaces is for Tulane University School of Architecture's City Center Program. The second commercial space is Redmellon's office.



PROJECT HOMECOMING



2221 Filmore Ave, New Orleans, LA 70122
504-942-0444 | <http://www.projecthomecoming.net>

ORGANIZATION OVERVIEW

Project Homecoming is a faith-based community development organization building resilient neighborhoods in the greater New Orleans area.

Since its inception in April of 2007, Project Homecoming has utilized its experienced construction management and over 10,000 volunteers to rebuild 150 homes at less than half the cost charged by contractors.

All homes for sale through Project Homecoming are Road Home properties. With blight being a major hurdle at this stage of recovery, Project Homecoming is working to help families become new homeowners while beautifying the neighborhoods and surrounding areas.

PROJECT

Gentilly Single-Family Residential

BUDGET

TOTAL: \$4.5 Million
NSP2 FUNDING: \$1.8 Million

DEVELOPMENT TEAM

DEVELOPER: Project Homecoming
ARCHITECT: Perez
GENERAL CONTACTOR: C&G Construction of Louisiana

PROJECT SCHEDULE

CONSTRUCTION START DATE: December 2011
COMPLETION DATE: December 2013

DEVELOPMENT TYPE

Scattered Site New Construction and Rehabilitation

PROJECT SUMMARY

Project Homecoming was able to expand its operations from working exclusively on owner occupied rehabilitation projects to constructing and selling single-family homes with the NSP2 grant. NORA allocated \$1.6 million to construct 22 homes in Gentilly.

Twenty of these projects are new constructions on former Road Home properties, and two are renovations of blighted structures. Project Homecoming utilized 175,000 hours of volunteer labor to build seven of these homes.



VOB DEVELOPMENT, LLC.



8440 Holcomb Bridge Rd | Alpharetta, GA 30022
(770) 552-5909 | <http://www.vobdevelopment.com/>

ORGANIZATION OVERVIEW

VOB Development, L.L.C. (VOB) is a real estate development firm based in Alpharetta, Georgia, whose primary focus is to provide both affordable and good quality housing. Throughout its ten year history, VOB has established a portfolio of over \$160 million in projects and strong financial alliances with Sun America Affordable Housing Partners and JP Morgan Chase.

PROJECT

Gentilly Woods Single-Family Residential

BUDGET

TOTAL: \$1.4 Million
NSP2 FUNDING: \$750,000

DEVELOPMENT TEAM

DEVELOPER: VOB Homes of New Orleans
ARCHITECT: InSite Development
GENERAL CONTRACTOR: NOLA Construction & Development Group

PROJECT SCHEDULE

CONSTRUCTION START DATE: August 2011
COMPLETION DATE: July 2013

DEVELOPMENT TYPE

Scattered Site Residential





PROJECT SUMMARY

The development consists of six newly constructed homes built in Gentilly. The homes are constructed on former Road Home properties, thus transitioning dilapidated/vacant properties to revenue (tax) producing properties. The homes have incorporated extensive green technologies and appliances.

The development is financed with a combination of funding from NORA (NSP2 funding) and Elmington Capital (conventional debt financing). The homebuyers, in most cases, are utilizing the City of New Orleans Soft Second program to provided homebuyer assistance funding.

HARMONY NEIGHBORHOOD DEVELOPMENT



1055 ST. Charles Ave. | New Orleans, LA 70130
504-524-3919 | <http://harmonynola.org/>

ORGANIZATION OVERVIEW

Harmony Neighborhood Development (HARMONY) — formerly NONDC — is a non-profit organization focused on the comprehensive revitalization of Central City New Orleans. Our comprehensive approach to revitalization also includes blight elimination, high-quality home construction, homeownership services, resident organizing, community asset building and small-scale commercial development.

PROJECT

Central City Single-Family Residential and Land Bank

BUDGET

TOTAL: \$5.4 Million
NSP2 FUNDING: \$2.2 Million

DEVELOPMENT TEAM

DEVELOPER: Harmony Neighborhood Development
ARCHITECT: Mark Schroeder
GENERAL CONTRACTOR: Colmex Construction, LLC

PROJECT SCHEDULE

CONSTRUCTION START DATE: August 2011
PROJECTED COMPLETION DATE: December 2013

DEVELOPMENT TYPE

Scattered Site New Construction and Land Bank Rehabilitation



PROJECT SUMMARY

Harmony believes that Central City residents deserve more than affordable housing. They should have access to high-quality and energy efficient homes that preserve classic New Orleans architecture. Through the NSP2 program, Harmony has been able to deliver this to Central City.

PONTCHARTRAIN PARK CDC

5662 Press Drive | New Orleans, LA 70126 (504) 813-4164 |

ORGANIZATION OVERVIEW

Pontchartrain Park Community Development Corporation (PPCDC), was established in 2008 to protect and restore New Orleans’ Historic Pontchartrain Park community. The goal of the CDC is to address the needs and concerns of the community, while also incorporating new ideas, conveniences and sustainable, energy-efficient housing to attract both first-time homeowners and returning New Orleanians still exiled in other cities.

PROJECT

Pontchartrain Park Single-Family Residential

BUDGET

TOTAL: \$8.2 Million
NSP2 FUNDING: \$850,000

DEVELOPMENT TEAM

DEVELOPER: Pontchartrain Park Community Development Corporation
CO-DEVELOPER: First NBC Community Development, LLC
ARCHITECT: Keith Marrero
GENERAL CONTRACTORS: CRM Builders, Legette Construction, Inc.

PROJECT SCHEDULE

CONSTRUCTION START DATE: January 2011
COMPLETION DATE: January 2014

DEVELOPMENT TYPE

Scattered Site New Construction

PROJECT SUMMARY

In 2009, construction started with PPCDC as the developer of eight modular homes, which are presently for sale. In 2012, First NBC Community Development Corporation came on board as co-developer to build energy-efficient green homes. The first phase is to build 23 homes, with a projection of 120-150 throughout the lifespan of this project. The custom built homes are three-bedrooms/two-baths with an average sq ft of 1250-1300. These homes are elevated to mitigate flood hazards, reduce insurance premiums, beautifully designed and energy efficient, including energy-star appliances.

The resurgence of this historic African American neighborhood is made possible through a public private partnership with the Pontchartrain Park Community Development Corporation, New Orleans Redevelopment Authority, First NBC, NSP2 and Foundation for Louisiana.



LOWER NINTH WARD NEIGHBORHOOD EMPOWERMENT NETWORK ASSOCIATION



1123 Lamanche St | New Orleans, LA 70117
(504) 373-6483 | <http://www.9thwardnena.org/>

ORGANIZATION OVERVIEW

The Lower 9th Ward Neighborhood Empowerment Network Association’s (NENA) mission is to empower residents of the Lower 9th Ward to play a vital role in the neighborhood’s post-Katrina development.

Founded in the Spring of 2006 after Hurricane Katrina, NENA has grown from a grassroots community organizing entity to a fully developed private entity. By facilitating collaboration within the entire community and working with current and displaced residents, NENA utilizes an individualized, resident based approach for comprehensive rebuilding of the Lower 9th Ward. NENA works to address not only the immediate destruction of the storm, but also the institutional neglect and disinvestment that plagued the neighborhood long before Katrina. It seeks to ensure a progressive rebuilding centered on the strengths of empowered residents.

PROJECT

Lower 9th Ward Single-Family Residential

BUDGET

TOTAL: \$2.6 Million
NSP2 FUNDING: \$1.2 Million

DEVELOPMENT TEAM

DEVELOPER: Lower 9th Ward NENA
ARCHITECT: Lower 9th Ward NENA
GENERAL CONTRACTORS: CNM, Legette Construction,
Caleb Investment & Muskie Construction

PROJECT SCHEDULE

CONSTRUCTION START DATE: May 2012
COMPLETION DATE: February 2013

DEVELOPMENT TYPE

Scattered Site New Construction and Rental



PROJECT SUMMARY

Lower 9th Ward NENA's Community Land Trust home project is an affordable home strategy. A Community Land Trust (CLT) is a private non-profit community organization that safe guards land in order to provide permanently, affordable housing opportunities.

The CLT model protects permanent affordability through restrictions in resale values, yet allows for homeowner asset building. By removing the cost of the land from the home price and bringing further cost reductions through government provided affordable housing subsidies. The CLT brings homeownership within the reach of lower-income families.

Lower 9th Ward NENA's Community Land Trust NSP2 home project, completed February 2013, is 10 new construction, energy efficient, single family homes located in Lower 9th Ward of New Orleans. Approximately, three homes have been set aside for households with incomes at or below 50% Area Media Income.



REBUILDING TOGETHER NEW ORLEANS (RTNO)



2801 Marais St | New Orleans, LA 70117
(504) 947-0038 | <http://www.rtno.org/>

ORGANIZATION OVERVIEW

Rebuilding Together New Orleans (RTNO) is a program of the Preservation Resource Center of New Orleans that focuses on the residents in Orleans Parish using a combination of volunteer and professional labor. RTNO improves the quality of life of low-income homeowners through home repair and community revitalization.

PROJECT

Citywide Selective Salvage Services

BUDGET

TOTAL: \$150,000
NSP2 FUNDING: \$150,000

PROJECT SCHEDULE

START DATE: July 2010
COMPLETION DATE: July 2012

PROJECT SUMMARY

RTNO provided selective salvage and deconstruction services on eligible blighted structures. Selective Salvage and Deconstruction is the selective removal of reusable building materials and features for use in future projects. A traditional demolition entity follows this activity to completely clear the remaining structure and foundation.





NSP2 HOUSING FAIR

SATURDAY, MAY 11, 2013 • 10AM–2PM • 1409 O.C. HALEY BOULEVARD

Meet all your home buying partners at one central location then pick up a Home Tour guide and *find your new home.*

18 OPEN HOUSES

7 DEVELOPERS

- BROODMOOR
- JERICO ROADS
- PROJECT HOMECOMING
- PROJECT HOME AGAIN
- ST. BERNARD PROJECT
- LOWER 9TH WARD NENA
- PONCHARTRAIN PARK

HOME VALUES RANGED

FROM **\$130,000** TO **\$220,000**

UP TO **\$65,000** IN HOME BUYER ASSISTANCE
WERE MADE AVAILABLE

HOUSING COUNSELORS

WERE AVAILABLE TO DISCUSS THE HOME BUYING PROCESS



“ After Katrina, I bounced around several cities including Denver, Houston and Baton Rouge. Despite these moves, I never forgot New Orleans, my home. Purchasing my first home was a great accomplishment and something I can provide to my children.

Martin Encalarde Jr., *Gentilly, St. Bernard Project*



My family and I are truly grateful to Make It Right and NORA for helping us get back home.

Augustine Thomas, *Lower 9th Ward, Make It Right*

”



“ When I first saw the brick and peach colored house, I loved it and knew this house would be mine. I claimed this house as my home. When my family and I moved in, I had happy tears in my eyes. I’m truly thankful for everything the Lord has given me.

Lynell Valentine, *Gentilly, Project Home Again*



I was there from the beginning. I watched as contractors started putting pilings on the ground. I met the neighbors and couldn’t wait to move into the Broadmoor neighborhood. I’m so grateful for the opportunity to own a home in a friendly neighborhood and in a great community.

Officer Shumeca Chadwick, *Broadmoor, Broadmoor Development Corporation*

”

NORA BOARD OF COMMISSIONERS

James M. Singleton <i>Chairman</i>	Karl Connor	Chewy Dang Le
Toni Hackett Antrum <i>Vice Chairman</i>	Ellen M. Lee	Rita Maria Reed
Benjamin Bradley Tiller <i>Secretary</i>	Michael Marsiglia	Walter J. Leger, Jr.

NORA EXECUTIVE TEAM

Jeffrey P. Hebert <i>Executive Director</i>	Chris Gobert <i>General Counsel</i>	Jasmine J. Haralson <i>Director of External Affairs</i>
Brenda M. Breaux <i>Chief Operating Officer</i>	Kevin R. Hanna <i>Director of Development</i>	Melissa S. Lee <i>Senior Advisor of Commercial Revitalization</i>
Michelle Calachino <i>Chief Financial Officer</i>	David A. Lessinger <i>Director of Planning & Strategy</i>	

NSP2 TEAM

Lois Colson	Kevin Hanna	Seth Knudsen
Kyle Gilmore	Gionne Jourdan	Kesha Simon

NSP2 CONSORTIUM MEMBERS

Broadmoor Development Corporation (BDC)	New Community Partners	Rebuilding Together New Orleans
Gulf Coast Housing Partnership	Pontchartrain Park Community Development Corporation	Redmellon
Harmony Neighborhood Development	Project Home Again	St. Bernard Project
Jericho Road Episcopal Housing Initiative	Project Homecoming	UNITY of Greater New Orleans
Make it Right	Lower 9th Ward Neighborhood Empowerment Network Association (NENA)	VOB Development

TECHNICAL ASSISTANCE



Enterprise is a leading national nonprofit that helps communities create affordable housing and engage in community development. Enterprise's advisory services team is an arm of Enterprise that provides technical assistance to local/state governments and nonprofits to identify capacity gaps, design and deliver results-oriented solutions that are aligned with community needs and priorities. Enterprise began providing technical assistance to NORA and the consortium members shortly after the start of the NSP2 program and provided support for over two years through the expenditure of all NSP2 funds.

CONSULTANT



Green Coast Enterprises

Green Coast Enterprises (GCE) is a green building consultant that provided NORA with advice on building standards required for each development partner. GCE also offered technical assistance to help implement the standards, as well as monitored projects to ensure that the standards were met.

MISSION STATEMENT

The New Orleans Redevelopment Authority is a catalyst for the revitalization of the city, partnering in strategic developments that celebrate the city's neighborhoods and honor its traditions.

